

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

607/100 EXHIBITION STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

101/155 BOURKE STREET MELBOURNE VIC 3000	\$321,000	26-Jul-24
GROUND FLOOR/100 EXHIBITION STREET MELBOURNE VIC 3000	\$285,000	05-Jul-24
471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$300,000	30-Jul-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 01 October 2024



**101/155 BOURKE STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$321,000** Sold Date **26-Jul-24**

Distance **0.23km**

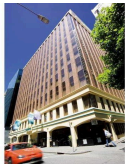


**GROUND FLOOR/100 EXHIBITION
 STREET MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$285,000** Sold Date **05-Jul-24**

Distance **0km**



**471 LITTLE BOURKE STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$300,000** Sold Date **30-Jul-24**

Distance **1.1km**

RS = Recent sale UN = Undisclosed Sale

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